



**Planning Commission
Minutes of the August 15, 2019 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Wesson at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Troy Wesson, CAPZO, Planning Commission Chair	Present
John Seifert, CAPZO, City Council Member	Present (5:36 pm)
Cynthia McCollum, CAPZO	Absent
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Present
Lewie L. Bates, CAPZO	Present
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

PLANNING STAFF PRESENT

Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Megan Zingarelli, City Attorney

REGISTERED PUBLIC ATTENDEES

Charla Johnson, Mike Johnson, Sang S. Yi, Young Ae Yi, Terri Johnson, Austin Johnson, Andrew Johnson, Robert McKee, Duane Schneichel, Rob & Sharron Wojciechowski, Barbie Breen

ACCEPTANCE OF THE AGENDA

Mr. Wesson announced that the fourth item on the agenda, Nuthi Commercial Rezoning, would be continued to the September meeting. Mr. Johnny Blizzard noted that there was an additional item to be added under New Business for a sidewalk fee in-lieu request for Sherwin Williams. The agenda was accepted with the proposed changes.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the July 18, 2019 regular meeting. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson
Cynthia McCollum

Aye

Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Abstain
Lewie Bates	Abstain
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye
Motion Carried	

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

(Note this item was moved ahead on the agenda.)

1. **Nuthi Commercial Rezoning (MP 2019-001/ZMA 2019-009)**
Re-zone a 25 acre property from M1 (Restricted Industrial District) to B3 (General Business District) and amend the West Side Master Plan from I (Industry) to CC (Convenience Commercial) and amend the PNA (Parks & Natural Area) boundary
Location: east side of County Line Road, south of Palmer Road
Applicant: Srikrishna M. Nuthi
Property Owner: Ankinbbdu P. Ravi

Applicant Comments

None.

Staff Report

Mr. Blizzard recommended the request be continued to allow time to clarify property ownership.

Public Comments

None.

Commission Comments

None.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Abstain
Lewie Bates	Abstain
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Carried	

2. Morse Property (ANN 2019-006/ZMA 2019-007)

(continued from the July 18, 2019 meeting)

Annexation of 0.66 acres into the City of Madison and zone the property R-1A (Low Density Residential District) upon annexation

Location: North of Cedar Acres Drive, West of Burgreen Road

Applicant/Property Owner: Richard Morse

Applicant Comments

None.

Staff Report

Mr. Blizzard reported that this item had been continued from the previous meeting to allow for full notification. He stated that the lot was 0.66 acres and developed with a single family dwelling. The applicant requests annexation and R-1A zoning. Mr. Blizzard reviewed the place types for the property per the West Side Master Plan. He concluded that staff recommended approval.

Public Comments

None.

Commission Comments

Mr. Potter stated that he had observed cars parked in the front yard of the property on a frequent basis and that the property owners should be notified that once the property is annexed into the City, the City's regulations and code enforcement actions would apply.

Motion:

Mr. Ryder motioned to approve the Annexation (ANN 2019-006) for 29393 Cedar Acres Road and forward to the City Council for adoption. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

Motion:

Mr. Potter motioned to approve the Zoning Amendment (ZMA 2019-007) for 29393 Cedar Acres Road and forward to the City Council for adoption. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

3. Green Property (ANN 2019-007/ZMA 2019-008)

Annexation of 1.4 acres into the City of Madison and zone the property R-1A (Low Density Residential District) upon annexation

Location: North of Cedar Acres Drive, West of Burgreen Road

Applicant/Property Owner: Casterderial and Ardean Green

Applicant Comments

None.

Staff Report

Mr. Blizzard reported that this item had been continued from the previous meeting to allow for full notification. He stated that the lot was vacant and approximately 1.4 acres. The applicant requests annexation and R-1A zoning. Mr. Blizzard reviewed the place types for the property per the West Side Master Plan. He concluded that staff recommended approval.

Public Comments

None.

Commission Comments

Mr. Potter inquired if the road on the north side of the property was within the City. Staff replied in the affirmative.

Motion:

Mr. Potter motioned to approve Annexation (ANN 2019-007) and forward to the City Council for adoption. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye

Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Carried	

Motion:

Mr. Ryder motioned to approve Zoning Amendment (ZMA 2019-008) and forward to the City Council for adoption. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Carried	

4. 203 Foy Road (ANN 2019-010/ZMA 2019-008)

Annexation of a 15,751 square feet single family lot into the City of Madison and zone the property R2 (Medium Density Residential District) upon annexation

Location: 203 Foy Road (North of Stella Drive, West of Foy Road)

Applicant: Anne Baize

Property Owner: Richard & Anne Baize

Applicant Comments

None.

Staff Report

Mr. Blizzard reported that this property was located in the Skyline Acres subdivision, west of Slaughter Road. The property is developed with a single family dwelling. The applicant is requesting R2 zoning upon annexation. This would be the 113th lot in this subdivision to request annexation. He concluded that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Bates motioned to approve the annexation of 203 Foy Road (ANN 2018-010) and forward to the City Council for adoption. Mr. Brooks seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

Motion:

Mr. Bates motioned to approve zoning map amendment for 203 Foy Road (ZMA 2018-008) and forward to the City Council for adoption. Mr. Brooks seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

5. Burgreen Village, Phase 6 (PP2019-009)

Preliminary Plat for 37 single family lots on 10 acres

Location: North of Powell Road, West of Burgreen Road

Applicant/Property Owner: Clayton Properties Group, Inc. DBA Goodall Homes

Applicant Comments

None.

Staff Report

Mr. Blizzard stated this was a request for 37 lots on 10 acres. The smallest lot will have an area of 7,795 square feet, and the average lot size will be 9,820 square feet. The preliminary plat proposes 1,388 linear feet of new streets that will complete both Count Fleet Court and Whirlaway Drive. Mr. Blizzard reviewed the contingencies and stated staff recommends approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Bates motioned to approve the Preliminary Plat for Burgreen Village, Phase 6 (PP2019-009) with contingencies."

Engineering Department

1. Provide distance from rear property line to easement line on lots 231 thru 245.
2. Increase rear yard easement.
3. Remove Engineering Department Certificate from Preliminary Plat
4. Remove lines from Limestone County Notes on utility plan.

Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

6. 103 Commerce Circle (CP 2019-011)

Certified Plat for two industrial lots on seven acres

Location: Southwest of Commerce Circle, West of Lanier Road

Applicant: Nabe Harris

Property Owner: Elizabeth Irvin Jackson, Gregory Lynn Jackson, and Davis Graham Jackson

Applicant Comments

None.

Staff Report

Mr. Blizzard stated this is a request for a certified plat for two developed lots on seven acres. The plat will divide an existing lot into two lots, with the largest being 3.815 acres and the other lot with 3.185 acres. The access drive from Commerce Circle on Lot D will be overlaid with an ingress/egress easement to accommodate both lots. Mr. Blizzard stated there were no contingencies and staff recommends approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the Certified Plat for 103 Commerce Circle (CP2018-011).
Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

7. Heritage Plantation, Phase 9 (CP 2019-013)

Certified Plat for two commercial lots on 4.91 acres

Location: 11682 County Line Road (North of Watterson Way, West of County Line Road

Applicant/Property Owner: Madison Health Care Properties, LLC

Applicant Comments

Mathis Sneed stated he represented the applicant and was available for questions.

Staff Report

Mr. Blizzard reported that this was a request for a certified plat to divide a 4.91 acre site into two lots. The largest lot will be Lot 2 with an area of 4.10 acres. It is occupied by Heritage Assisted Living Facility. The smaller lot is Lot 2R.

Public Comments

Duane Schneichel inquired as to whether the property had been sold. Staff indicated that was not known but that the property remains commercially zoned.

Commission Comments

Mr. Brooks asked about the access drive. Mr. Blizzard reported that due to the location of existing utilities that serve Lot 2 staff recommended the creation of a flag lot, with Lot 2's utilities along the access drive.

Motion:

Mr. Brooks motioned to approve the Certified Plat for Heritage Plantation Phase 9 (CP2019-013) with contingencies.

Planning Department

1. Submit title opinion
2. The legal description references South 88 Degrees, 53 Minutes, 32 Seconds West 98.82 feet. The drawing references 98.80 feet.
3. Is there a mortgage holder? If so, they must sign the dedication or provide a certificate concurring with the dedication
4. Signatures:
 - 1) Surveyor
 - 2) Dedication
 - 3) Mortgage Holder if applicable
 - 4) Notary

Engineering Department

1. Provide separate sheet with all existing conditions shown.
2. Show all easements (platted and deeded).
3. Note no access to County Line Road

Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

Ms. Zingarelli, City Attorney, excused herself from the meeting.

- 8. Brazelton Commercial Park, Phase III (CP 2019-012)**
Certified Plat for one commercial lot on 2.93 acres
Location: South of Madison Boulevard, West of Zierdt Road
Applicant/Property Owner: Safe Mini Storage of Huntsville, LLC

Applicant Comments

Mathis Sneed stated he represented the applicant and was available for questions.

Staff Report

Mr. Blizzard stated this property was on the south side of Madison Boulevard and was a request to subdivide one 2.94 acre lot into two lots. The property is zoned B-3. Mr. Blizzard reviewed the contingencies and stated staff recommends approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Seifert motioned to approve the Certified Plat for Brazelton Commercial Park, Phase III (CP2019-012) with contingencies.

Planning Department

1. Signatures:
 - 1) Surveyor
 - 2) Dedication
 - 3) Mortgage Holder
 - 4) Notary

Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

(Public Hearing Closed)

9. Terramé (SP 2019-016)

Site Plan for two commercial buildings on 2.94 acres

Location: South of Madison Boulevard, West of Zierdt Road

Applicant: Mullins, LLC

Property Owner: Safe Mini Storage of Huntsville, LLC

Applicant Comments

Mathis Sneed stated he was available for questions.

Staff Report

Mr. Blizzard reported this was a request for a site plan for two commercial buildings on 2.94 acres. The principal building will be two stories with an area of 16,648 square feet and occupied by Terramé Day Spa & Salon. A smaller, one-story building will also be constructed, with an area of 5,518 square feet, which is expected to have retail and other commercial tenants. The applicant is requesting the requirement for a sidewalk along Madison Boulevard be waived. Mr. Blizzard noted that there is an easement that needs to be vacated before the smaller building can be constructed. Mr. Blizzard reviewed the contingencies and stated that staff recommends approval of the site plan and supports a fee-in-lieu for the sidewalk.

Commission Comments

None.

Motion:

Mr. Potter motioned to approve the request for waiver of the sidewalk along Madison Boulevard. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Nay
Cynthia McCollum	----
Steven Ryder	Nay
Cameron Grounds	Nay
Stephen Brooks	Nay
Lewie Bates	Nay
Mike Potter	Nay
City Council Member Seifert	Nay
Tim Cowles	Nay

Motion Denied**Motion:**

Mr. Potter motioned to approve the payment of fees-in-lieu for the sidewalk along Madison Boulevard. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

Motion:

Mr. Brooks motioned to approve the Site Plan for Terramé – Madison Boulevard (SP2019-016) with contingencies.

Planning Department

1. A landscaped island is required after 10 adjacent parking spaces.
2. Show five foot sidewalk along Madison Boulevard. The City may be agreeable to a fee in lieu.
3. Photometric Sheet: Include a detail of the fixture.
4. Elevation Sheet: The elevation labeled front elevation appears to be the rear elevation. The one not labeled appears to be the front elevation. Please clarify.
5. Elevation Sheet: The elevation does not match the footprint shown on the site plan.

Engineering Department

1. Provide Stormwater report summary.

Fire Department

1. Provide Auto-turn for engine

Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

New Business

1. Sherwin Williams, Madison Boulevard, Fee-in-Lieu of Sidewalk Request

Mr. Blizzard reported that this was in conjunction with an administratively approved site plan request. The applicant was requesting approval of payment of a fee in-lieu of constructing sidewalk along Madison Boulevard.

Motion:

Mr. Bates motioned to approve the request. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye

Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Carried	

2. Staff inquired about the possibility of moving the October meeting one week due to potential conflicts with Fall break and the State Planning Conference. The Commission agreed to move the meeting to October 24th.

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:00 P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Johnny Blizzard, Senior Planner and Recording Secretary

